

INDEXING INSTRUCTIONS: Lot 14, First Addition To J. E. Sartain Commercial
Subdivision in Section 35, Township 1 South, Range 8
West, Horn Lake, Desoto County, Mississippi

SUBSTITUTE TRUSTEE'S DEED

SCOTT R. HENDRIX,
SUBSTITUTE TRUSTEE
RENASANT BANK
P. O. BOX 709
TUPELO, MS 38802
662-620-6296

TO

RENASANT BANK
P. O. BOX 709
TUPELO, MS 38802
662-680-1001

This indenture entered into on this the 7th day of May, 2008, by and between Scott R. Hendrix, as Substitute Trustee of the First Part, and Renasant Bank, as Grantee of the Second Part;

WHEREAS, on or about the 8th day of November, 2004, Turner Property Management, LLC, executed and delivered a certain Deed of Trust unto W.P. Mitchell, Trustee, The Peoples Bank & Trust Company, beneficiary, to secure an indebtedness therein described which Deed of Trust is recorded in Book 2,107, Page 512, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, the name of The Peoples Bank & Trust Company was changed to Renasant Bank effective February 1, 2005; and

WHEREAS, on the 31st day of March, 2008, Renasant Bank executed and delivered to Scott R. Hendrix an appointment whereby the said Scott R. Hendrix was appointed and substituted as Successor Trustee in the aforesaid Deed of Trust in the place and stead of W. P. Mitchell, the Trustee originally named therein, as shown by said appointment duly recorded in Book 2,877 Page 424 in the records of trust deeds of Desoto County, Mississippi; and

WHEREAS, default having been made in the performance of the conditions of said Deed of Trust in the payment of the said indebtedness as it became due; and

WHEREAS, the entire indebtedness secured thereby having been declared due and payable;
and

WHEREAS, the undersigned having been directed to execute the trust therein contained and to sell the real property under the provisions of said Deed of Trust for the purpose of raising said secured and unpaid indebtedness, including Attorney's fees; and

WHEREAS, that in default of the payment of certain indebtedness due by Turner Property Management, to Renasant Bank and secured by said deed of trust conveying the property hereinafter described, the undersigned as trustee aforesaid, in pursuance of the provisions of said Deed of Trust did, on the 8th day of April, 2008, proceed to advertise said property for sale as directed in said Deed of Trust by publishing notice of sale for three consecutive weeks preceding such sale, in the Desoto Times Today, a newspaper published in Hernando, Mississippi, such publications being on, April 15, 22, 29 and May 6, 2008, proof of publication being attached hereto and marked Exhibit "A", and by posting notice of sale at the Desoto County Court House in Hernando, Mississippi, and fixing the 7th day of May, 2008, for the time at the Desoto County Court House, Hernando, Mississippi, for the place of making said sale, and thereupon on the 7th day of May, 2008, at the place aforesaid, within legal hours, I, as Trustee aforesaid, did offer for sale for cash the following described property embraced in said Deed of Trust, to wit:

Lot 14, First Addition To J. E. Sartain Commercial Subdivision in Section 35, Township 1 South, Range 8 West, Horn Lake, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 79, Page 29, in the office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Robert H. Johnson, Jr. by virtue of a Warranty Deed dated March 12, 2003, recorded in Book 440, Page 187 of the office of the Chancery Clerk of Desoto County, Mississippi.

And thereupon Renasant Bank, bid for the same the sum of Seven Hundred Fifty Thousand Dollars and 00/100 Dollars (\$750,000.00), which being the highest and last bid therefor the same was struck off to Renasant Bank who was declared the purchaser thereof.

Therefore, in consideration of premises and the payment of the sum of \$750,000.00, the receipt of which is hereby acknowledged, I hereby sell and convey to Renasant Bank said property so sold as aforesaid.

This sale is made by me as Trustee only and without warranty of any kind whatsoever.

WITNESS MY SIGNATURE this, the 7th day of May, 2008.

Scott R. Hendrix, Trustee

STATE OF MISSISSIPPI
COUNTY OF LEE

This day personally appeared before me, the undersigned authority in and for the county and state aforesaid, Scott R. Hendrix, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned as his own act and deed.

Given under my hand and seal this, the 7th day of May, 2008.

Tawana H. Buse
Notary Public

Prepared By:
Mitchell, McNutt & Sams, P.A.
P. O. Box 7120
Tupelo, MS 38802
(662)842-3871



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S SALE NOTICE

WHEREAS, on or about the 8th day of November, 2004, Turner Property Management, LLC, executed and delivered a certain Deed of Trust unto W.P. Mitchell, Trustee, The Peoples Bank & Trust Company, beneficiary, to secure an indebtedness therein described which Deed of Trust is recorded in Book 2,107, Page 512, of the Records of Mortgages and Deeds of Trust on Lands on file in the office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, the name of The Peoples Bank & Trust Company was changed to Renaissance Bank effective February 1, 2005; and

WHEREAS, on the 31st day of March, 2008, Renaissance Bank executed and delivered to Scott R. Hendrix an appointment whereby the said Scott R. Hendrix was appointed and substituted as Successor Trustee in the aforesaid Deed of Trust in the place and stead of W. P. Mitchell, the Trustee originally named therein, as shown by said appointment duly recorded in Book 2,577, Page 424 in the records of trust deeds of Desoto County, Mississippi; and

WHEREAS, default has been made in the payment of the indebtedness secured by said Deed of Trust, which default continues, and Renaissance Bank, the legal holder of the note secured by said Deed of Trust, having requested the undersigned to sell the property described hereinafter for the purpose of satisfying the indebtedness and costs of sale.

NOW, THEREFORE, notice is hereby given that I, the undersigned Substitute Trustee, will on the 7th day of May, 2008, at the East front door of the Desoto County Courthouse in Hernando, Mississippi within legal hours, offer for sale, at public outcry, to the highest bidder for cash, the following described property in Desoto County, Mississippi, to-wit:

Lot 14, First Addition To J. E. Sartain Commercial Subdivision in Section 35, Township 1 South, Range 6 West, Horn Lake, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 79, Page 29, in the office of the Chancery Clerk of Desoto County, Mississippi. Being the same property conveyed to Robert H. Johnson, Jr. by

Volume No. 113 on the 15 day of April, 2008

Volume No. 113 on the 22 day of April, 2008

Volume No. 113 on the 29 day of April, 2008

Volume No. 113 on the 6 day of May, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 6 day of May, 2008

BY *Judy A. Douglas*

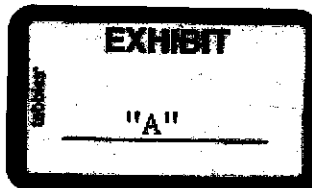
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 415 words @ .12 \$ 49.80

B. 3 subsequent insertions of 1245 words @ .10 \$ 124.50

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 177.30



virtue of a Warranty Deed dated March 12, 2003, recorded in Book 440, Page 187 of the office of the Chancery Clerk of Desoto County, Mississippi. Such title will be conveyed as is vested in me as Substitute Trustee aforesaid without warranty of any kind. This, the 8th day of April, 2008. /s/ Scott R. Hendrix, Substitute Trustee
PUBLISH: April 15, 22, 29 and May 6, 2008